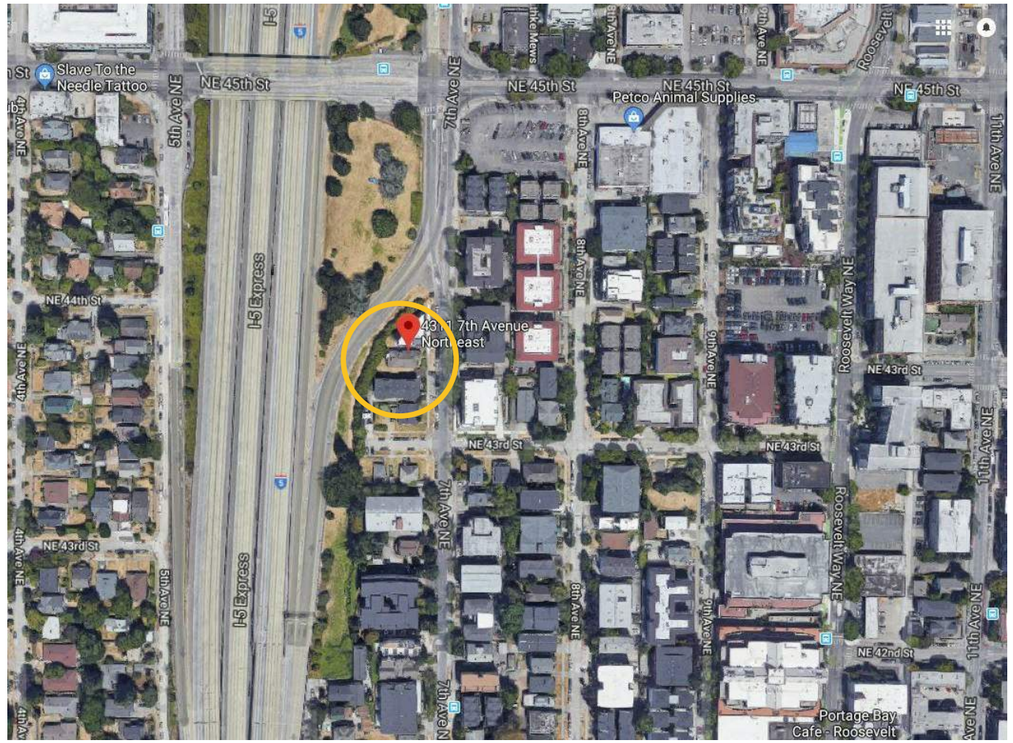
Project Address :	**4311 7th Avenue NE** **Seattle, WA 98105**
Parcel # :	**4092300705**
Meeting Type :	**Administrative Design Review**
SDCI Project # :	**3030684-LU**
Owner :	**Chris Keadle** **6922 56th Ave S** **Seattle, WA 98118** **(206) 409-8721**
Architect :	**William Charles Shugart, AIA** **Shugart Wasse Wickwire** **18 Dravus St., Suite 100** **Seattle, WA 98109** **(206) 264 - 7744** **charlie@shugartwasse.com**



Aerial satellite map

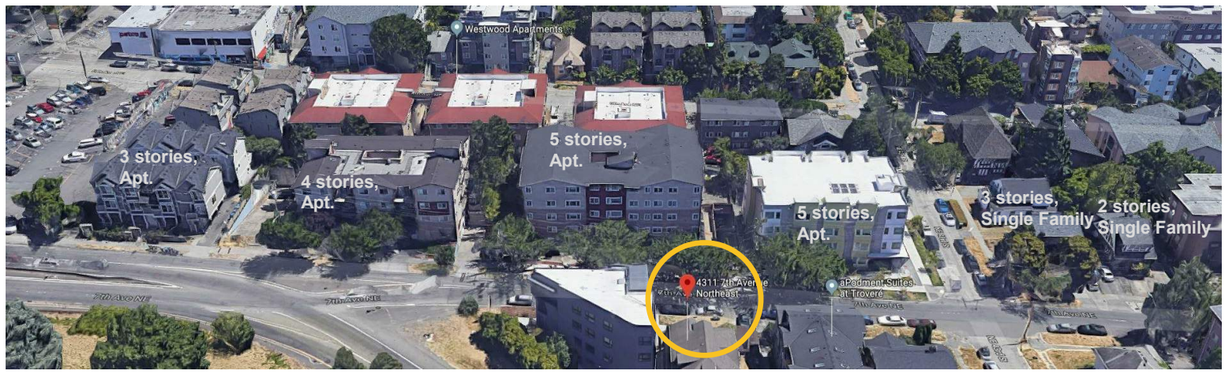
Aerial photo

Site Area : **4,388 SF (Avg. 86'x50' wide)** **Zoning : MR (M1), Parcel #4092300705**
Building Area: **20,203 GSF** **Building Height: 8 Stories**
Residential Units: **52 Studio Units Total**
B1 : 3 units
Level 1 : 4 units
Level 2-4 : 7x3 = 21 units
Level 5-8 : 6x4 = 24 units
Commercial Area : **None** **Live-Work Units: None**
On-Site Parking: **None Provided**

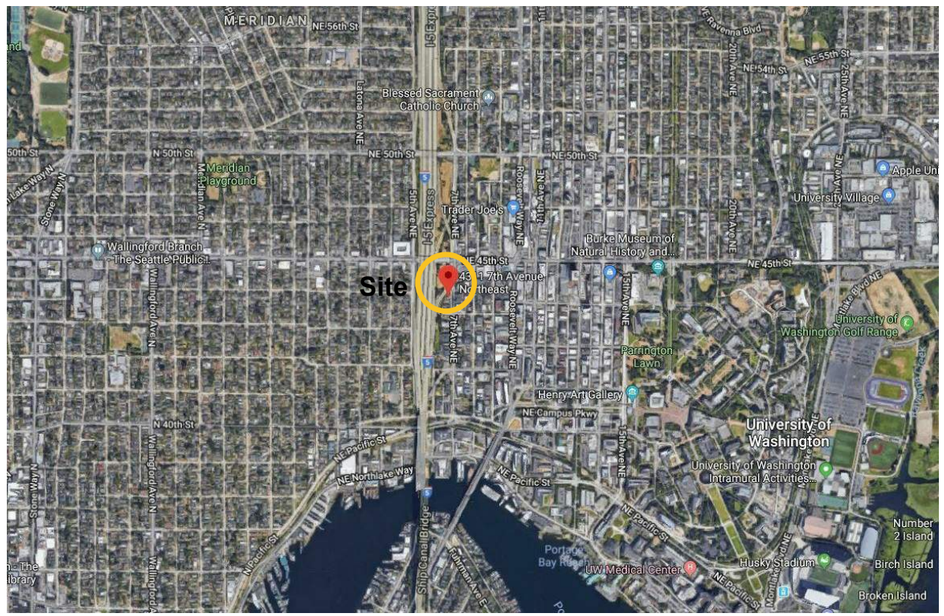
Site Neighborhood Characteristics

The site is characterized with mainly multi-family and some single family houses and is adjacent to freeway I-5 and its exit. The site is supported with a wide variety of neighboring amenities. University of Washington main campus is just a 15 min walk away. Restaurants and shops line University Avenue, Roosevelt Way, and NE 45th Street. Sound Transit's Link Light Rail is scheduled to open in 2021, with an approximate travel time to Downtown within 10 minutes. Located in a frequent transit corridor, and right off the freeway the site is easily accessible by public transportation or car. The site is also easily accessible by bikes. Roosevelt Way and 11th Ave NE have dedicated bike lanes flowing South and North respectively; and with the Burke-Gilman Trail within a 5-minute walking distance away, tenants can find themselves strolling along the banks of Lake Union in minutes.

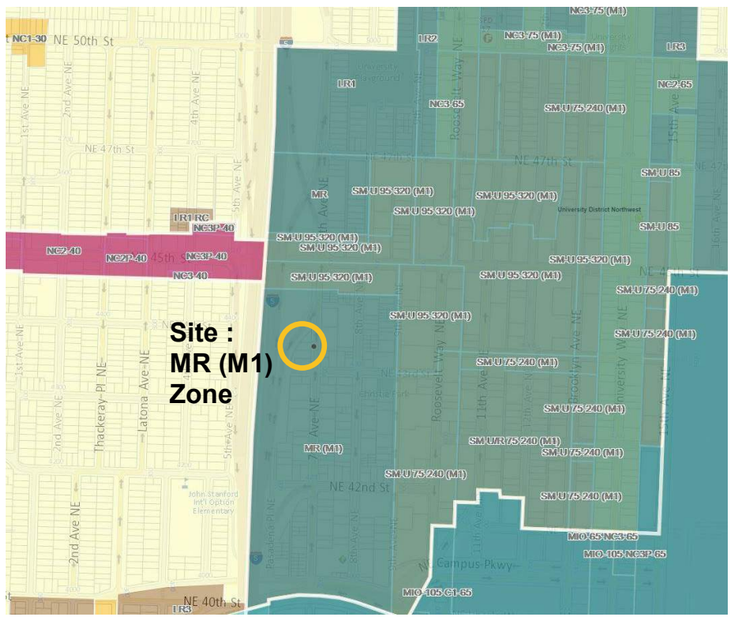
Viewing to East from Street



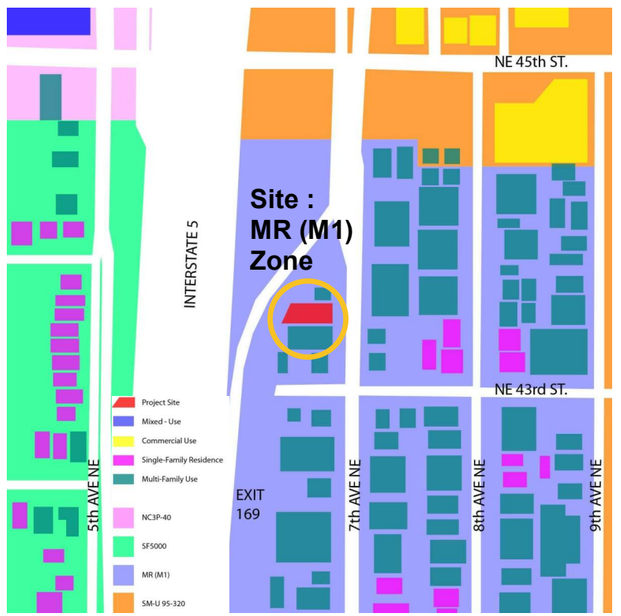
Viewing to West from Street



Site vicinity aerial satellite map



Site zoning : Mid-rise Residential (M1), Multi-family

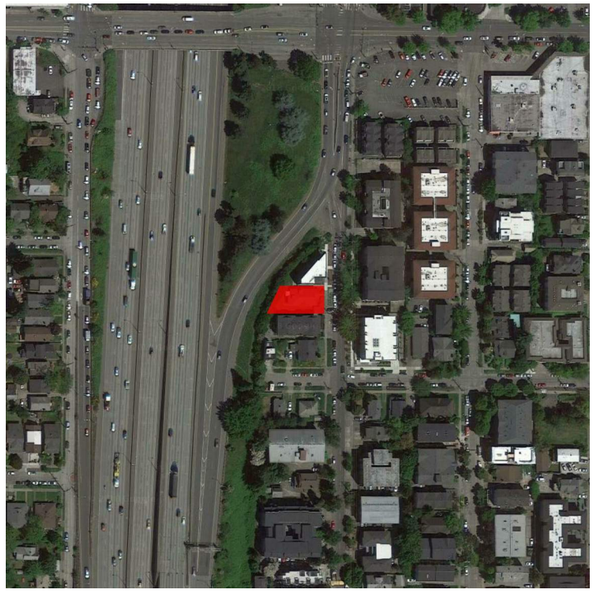


Zoning adjacent to Site

A historic plan, shows the 3-block wide swath of neighborhood taken to create Interstate 5 in the 60s. Our site was directly affected creating the irregular shape we see towards the West with the creation of what is now the Northbound Ne 45th and 50th Street Exit. The neighborhood continues to change and we see evidence of that from an aerial image displaying the divide I-5 has become; separating the once small scale single-family neighborhood. The University West Edge has evolved a long way from its Wallingford counter-part. We see relatively new construction adjacent to the site; Apodments to the south (2010) and low-rise congregate housing to the North (2015). With the need for more affordable housing the University District West Edge has been up-zoned. The West Edge doubles in height going from LR3 (40'-0") to MR-M1 (80'-0"). Properties to the North and East along 45th and Roosevelt Way nearly triple in height. The new zoning introduces a new building typology, among this wave of new buildings we have identified a few within the neighborhood.

West elevation @ 7th Ave.NE

East elevation @ 7th Ave.NE

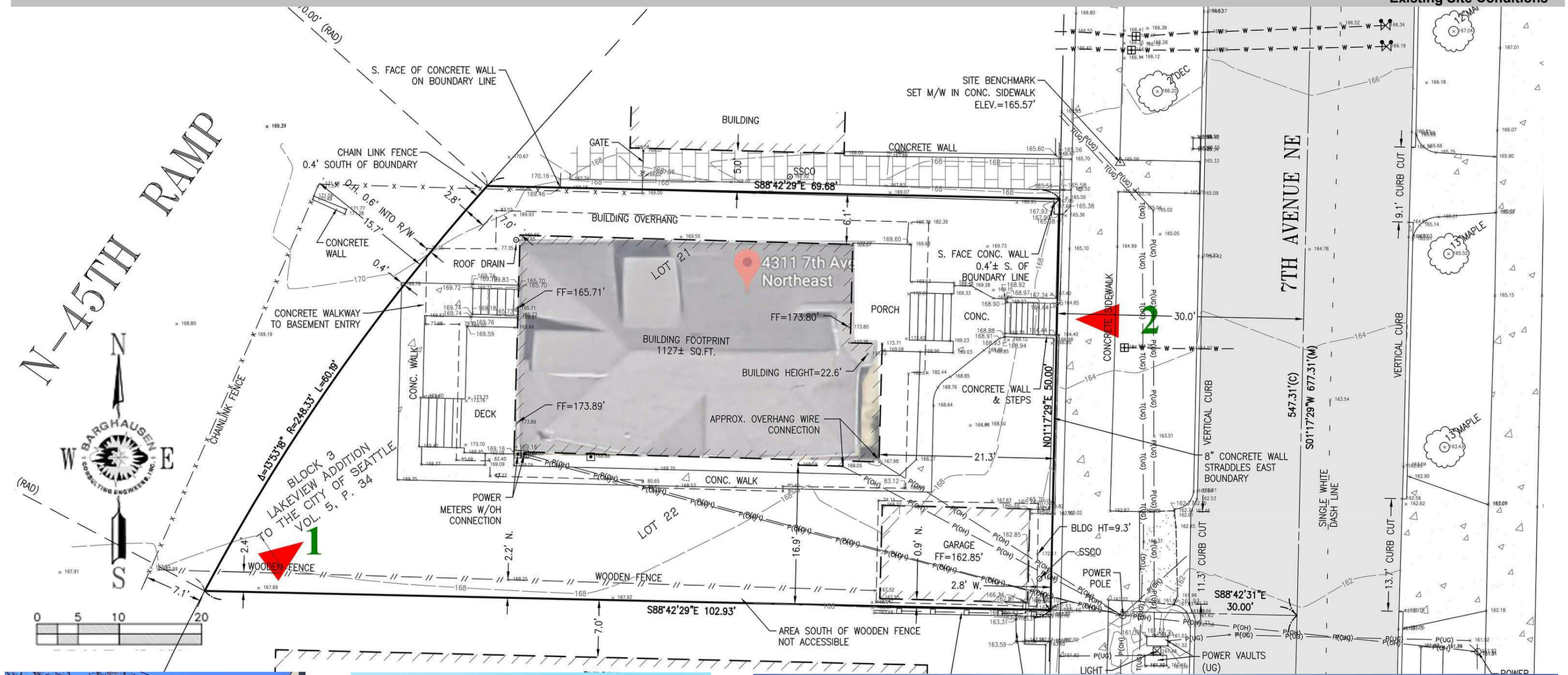


9 Block site neighborhood area

Development Objectives

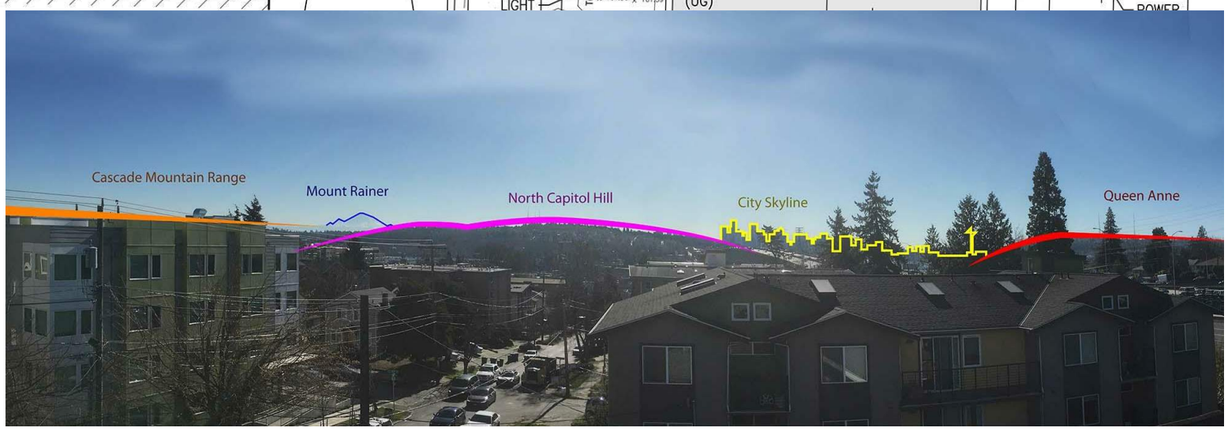
Proposing an 8-story single-use residential building in the University District West Edge neighborhood, 52 housing units will be provided in a mix of Small-Efficiency Dwelling Units and Studio apartments. The building will be located on the West side of 7th Ave NE between NE 45th and NE 42nd Street. Building pedestrian access will be at grade on the Northwest corner of the site. The building's utility uses will be housed below grade which rooms are for bike and tenant storage. Amenity spaces will be provided at the rooftop deck and the lobby to provide equal opportunity for all the residents to access the amenity living room and the panoramic view to the south. Parking will not be provided. The project site is part of the University District Northwest Urban Center Village and located along a Frequent Transit Corridor. The site is accessible via public transit. Bus lines provide access to the site from Edmunds to Downtown Seattle. The property is retained by a wall along the ROW creating a fairly flat site. At the ROW there is a gradual grade change of +4' from South to North. No significant trees currently exist on the site. Heavy shrubs exist off site in the interstate ROW providing a buffer from the noise and traffic to the west. The University District West Edge is saturated with multi-family uses ranging from converted single-family duplexes and triplexes, such as the structure existing on our site today, to low-rise apartment complexes. Recent up zoning of the area places our site in MR-M1, introducing a new building typology to the area.

Neighborhood residential developments



Existing house front view (2)

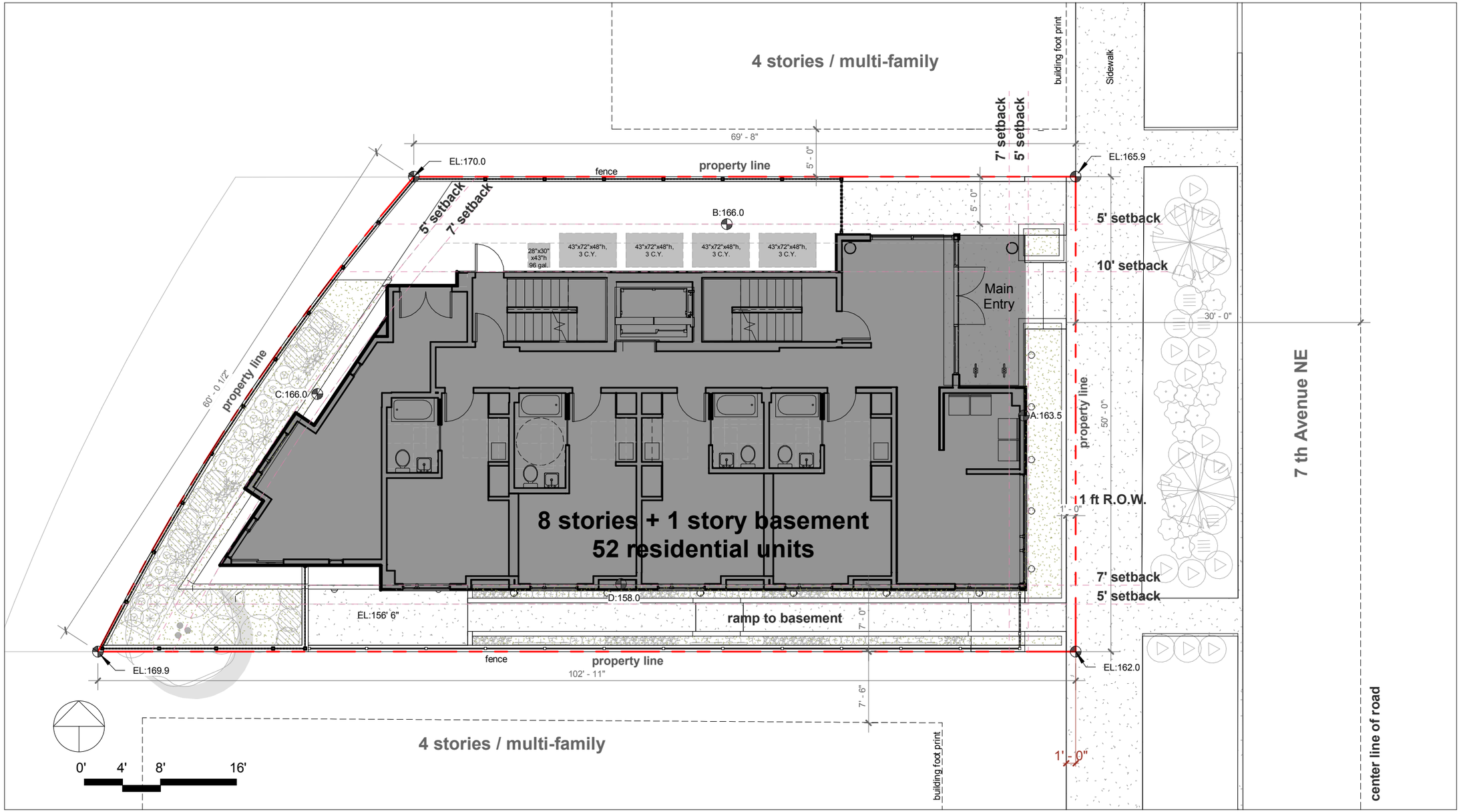
Existing house rear view (1)



Skyline to south

Mid-rise, Multi-family, MR (M1) Zone

APPLICABLE ZONING	SMC SECTION	SUB-SECTION	REQUIREMENT	Proposed
Permitted and prohibited uses	23.45.504	B. Table A, A	Residential use except congregate residence	Multi-Family, SEDU
Floor area ratio (FAR) limits	23.45.510	E.4.c	Portions of a story that extends no more than 4 feet above existing or finished grade which ever is lower, excluding access for multifamily structures in MR zones	Lower level is an underground story, thus, exempt from FAR calculations
Structure Height	23.45.514	H	Roofs enclosed by a parapet. Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope, provided that the height of the highest elevation of the roof surface does not exceed 75 percent of the parapet height, and provided that the lowest elevation of the roof surface is no higher than the applicable height limit.	Noted
		J.2	Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit	Noted
		J.5	In MR and HR zones, the following rooftop features may extend 15 feet above the applicable height limit, if the combined total coverage of all features does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes screened mechanical equipment: a. Stair penthouses, Mechanical equipment; c. Play equipment and open-mesh fencing that encloses it, if the fencing is at least 5 feet from the roof edge; e. Sun and wind screens; f. Penthouse pavilions for the common use of residents; g. Greenhouses and solariums	Noted
Multifamily zones with a mandatory housing affordability suffix	23.45.517	B.2	The base and maximum FAR limit for MR zones with a mandatory housing affordability suffix is 4.5.	Allowable: 19,746 SF. (Site area : 4,388 SF x 4.5). Provided : 20,711 SF(Total gross area) - 2,525 SF (B1) = 18,186 SF < 19,746 SF
		D.2	The height limit for principal structures permitted in MR zones with a mandatory housing affordability suffix is 80 feet	Provided : 79 ft 6 in < 80 ft Req. See A11.
Setbacks and separations	23.45.518	B. Table B	Front and side setback from street lot lines 7 foot average setback; 5 foot minimum setback;	See A4.
		B. Table B	Side setback from interior lot line For portions of a structure: 42 feet or less in height: 7 foot average setback; 5 foot minimum setback, Above 42 feet in height: 10 foot average setback; 7 foot minimum setback.	Departure Requested. See A4, A5.1.
Setbacks and separations	23.45.518	5.a	Portions of entry stairs or stoops not more than 2.5 feet in height from existing or finished grade, whichever is lower, excluding guard rails or hand rails, may extend to a street lot line.	Noted
		J.2	Ramps or other devices necessary for access for the disabled and elderly that meet the Seattle Residential Code, Section R322 or Seattle Building Code, Chapter 11-Accessibility, are permitted in any required setback or separation.	Noted
Amenity Area	23.45.522	C	The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use. No more than 50% of the amenity area may be enclosed.	Amenity Area Req. : 20,711 SF(Total Gross floor Area)x0.05 (5%) = 1,036 SF. Provided : 800 SF(Roof)+261 SF(Level 1) = 1,061 SF; See A3, A6
		D.8	Rooftop areas excluded because they are near minor communication utilities and accessory communication devices	Noted
Landscaping Standards	23.45.524	A.2.b	Landscaping that achieves a Green Factor score of 0.5 or greater, is required for any lot within an MR or HR zone if construction of more than one new dwelling unit is proposed on the site.	Green factor Req. : 0.5. Provided : 0.58; see Landscape
		B.1	Street trees are required if any type of development is proposed	Per SDOT Recommendation
Design Standards	23.45.529	B	Application of provisions. The provisions of this Section 23.45.529 apply to all residential uses that do not undergo any type of design review, except single-family dwelling units.	Noted
	23.41.004	A.7, Table A	At least 15,000 SF, but less than 35,000 SF. Administrative design review.	35,000 SF(Req.) > 20,016 SF (Provided)
Bicycle Parking	23.54.010	K. Table D	Multi-family structures. Long term : 1 per dwelling unit and 1 per small efficiency unit. Short term : 1 per 20 dwelling units	Total : 52 units. Long term : 52x1 space=52. < 54 (Provided). Short term : 52/20=2.5 Req. < 4 (Provided); See A2, A3
Solid waste and recyclable materials storage and access	23.54.040	A. Table A	Shared Storage Space for Solid Waste Containers for residential developments for 51-100 dwelling units shall provide a minimum area for shared storage space of 375 square feet plus 4 square feet for each additional unit above 50	52 units. 375 SF (51-100 units) + 8 SF = 383 SF req. 409 SF prov.; (2) 3-yard recycle, (2) 3-yard waste, 95 gallon food waste. req. per SPU and provided; see A3



Site - MUP 3/32" = 1'-0"

EDG Recommendations:

a. Staff agrees that the applicant's preferred options represents blending of dynamic visual interest (with the freeway side prow concept) and human scale design along the street frontage along 7th Avenue. With the right detailing it has the potential to be a solid contributor to the urban life of the neighborhood and meet the required Design Guidelines. Making the prow and the street side meet in a visually coherent manner will be a challenge. The applicant should provide a study of the options considered for achieving this goal and an explanation of the treatment chosen at the Recommendation stage of review. **(CS 2 and DC2)**

b. Better integrate the shape of the rooftop mechanical infrastructure so that it integrates and supports the overall design concept of the building. This could be achieved by mirroring the building's rear angles in its shape, for example, though other strategies could be successful. Enclosing the rooftop amenity would also allow the roof to be sculpted and allow for year-round use of the amenity. **(CS 3, DC 2, DC3)**

c. Use the Bullitt Center (p 11) as inspiration for the inclusion of photovoltaic (PV) panels into the project. That project is successful because its interesting shape dictated in part by its sustainable features. This should be true of the proposal here as well. Make use of the proposal's oversize roof to include PV panels to meet guidelines relating to sustainability and building lifecycle. Be wary of the potential impacts of roof top PV to the over all design. They should be thoughtfully integrated in away that supports the massing concept and visual identity of the building. **(CS 1 and CS 2)**

Human scale at entry

Responses:

a. Thin brick cladding and erosion of the brick volume for glazed balconies provides human scale, texture and visual interest on the 7th Avenue street frontage. Glazed balconies again erode the point of the prow on the freeway frontage, using the same language and a similar palettte of materials to unify the two elevations.

b. Rooftop mechanical has been eliminated from the rooftop; mechanical services to be provided from the basement level. It is infeasible to enclose the rooftop amenity, as this would constitute additional occupied building area per the building code and push from mid-rise to high-rise construction.

c. Preference for daylight is given to the green roof and rooftop amenity space. PV panels will be accommodated on lower roof features where it will not shade the green roof or amenity space.

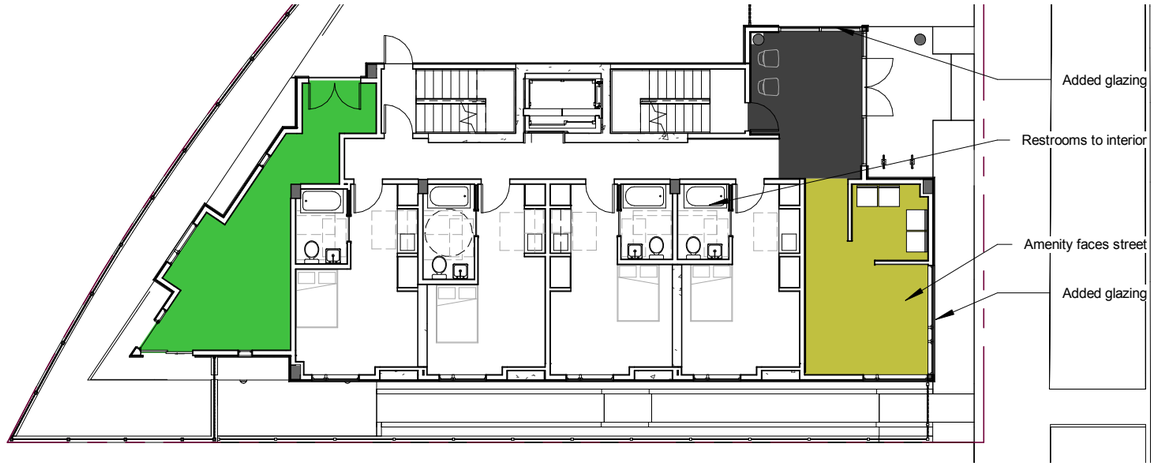
Prow and Glazed Balconies

EDG Recommendations:

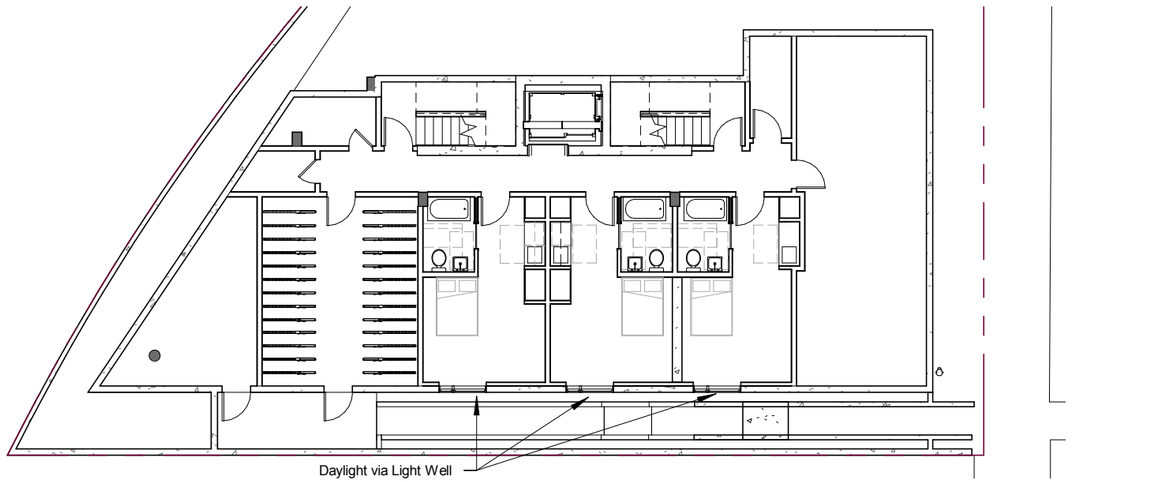
a. Rearrange the interior uses of the preferred option to support a dynamic street frontage. Restrooms along street frontages are not successful. Their privacy requirements limit the amount of glazing necessary to connect the interior of the building with the public realm. Consider placing a larger lobby on the first floor, building amenity or at the very least switching the unit restroom to the other wall. Consider putting the amenity in place of this unit and creating a basement unit with a generous lightwell below the amenity space. **(PL 3 and DC1)**

b. Increase the amount of glazing on the 7th Ave ground floor façade. **(PL 3)**

c. Staff encourages the applicant to be thoughtful about the placement of windows on the side elevations of the building. Provide a window study examining the proposed locations of windows and their position relative to the windows of neighbors. **(DC1 and CS 3)**



Level 1 Lobby and Amenity 1/16" = 1'-0"



Level B1 Layout 1/16" = 1'-0"

Responses:

a. ***The ground-level lobby has been reconfigured to take advantage of the street frontage, and restrooms located toward the interior core. The basement has been reconfigured to provide three living units with good lightwell daylighting, in addition to building storage and services.***

b. ***The lobby and amenity space has increased glazing to provide inviting transparency.***

c. ***Refer to sheet 11.04 for fenestration study. Every effort has been made to minimize overlap between windows on the lower south facade of the proposed building and windows of the adjacent building.***

Transparency
Shelter under canopy
Bioretension planter

Northeast main entry view

EDG Recommendations:

a. Many of the positive examples in the packet make use of black vinyl windows. Consider integrating this feature into your recommendation submittal. Windows and openings that have good depth create visual interest and assist in meeting guidelines pertaining to architectural character. **(DC 2 and DC4)**

b. The materials used at the lobby will be critical to the success of the entry and 7th Avenue frontage. Strong proposals often include contrasting colors and materials at lobbies to create a warm and inviting public face for the building. **(DC2 and DC4)**

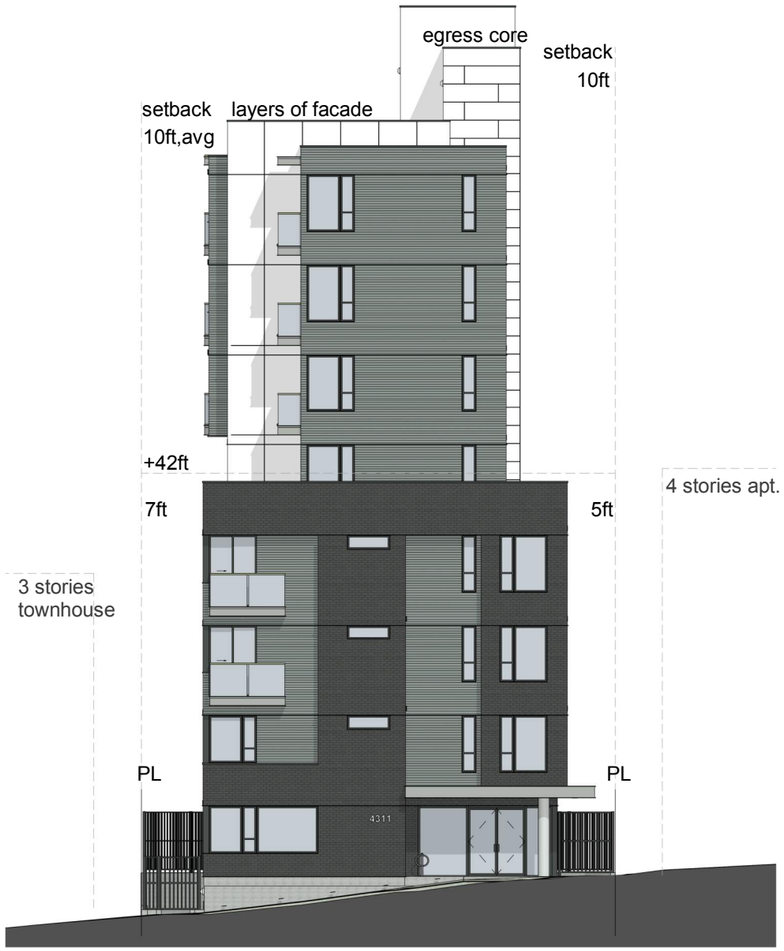
c. Example one on the precedent imagery page (p36) demonstrates a clear organization of mass for a slender residential project like the one in the proposal. Let this example inform your future submittal. The proportions of this building should easily scale down to your site. **(DC2)**

Responses:

a. ***Black windows are provided; vinyl or fiberglass (to be selected, to meet project budget) with depth in the facade to provide shadow lines and visual interest.***

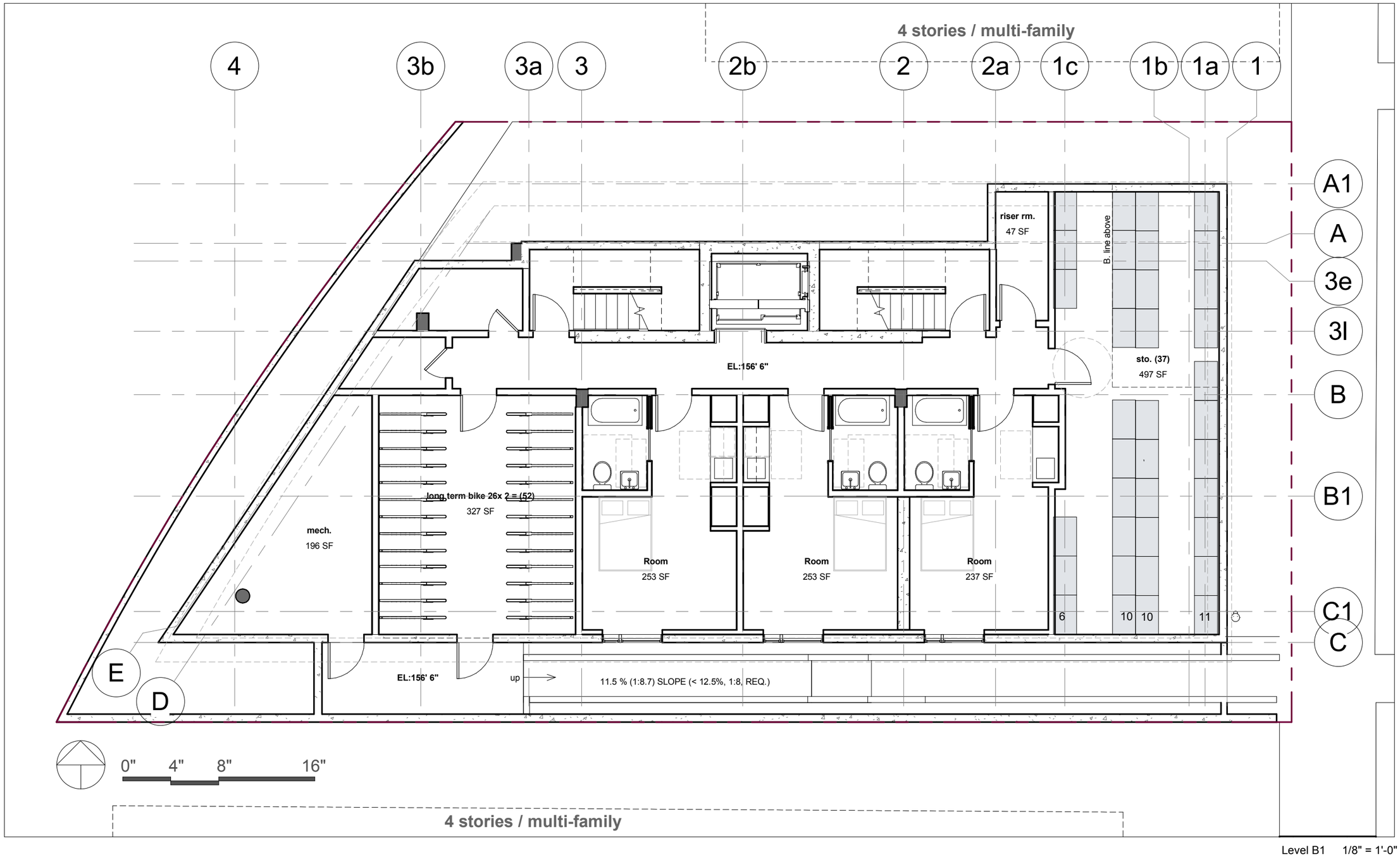
b. ***Wood and wood-look materials in the lobby provide a warm and inviting public facade.***

c. ***The massing of the tower vs. base, and of the residential units organized around the service core, are clearly delineated in plan and elevation by massing and material choices. Surface modulation of the lower mass further reduces the scale of the street-scale experience.***

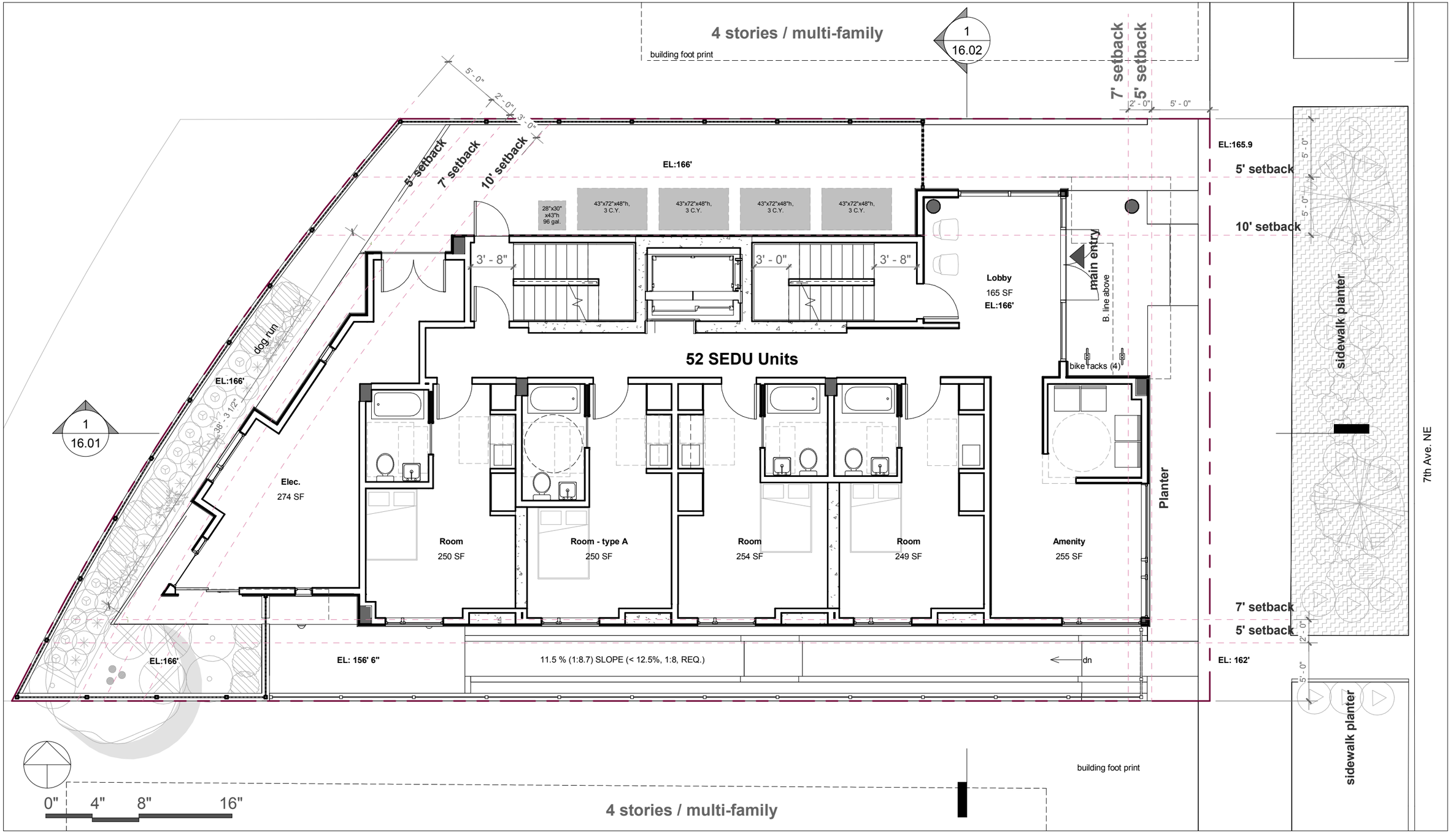


East Elevation

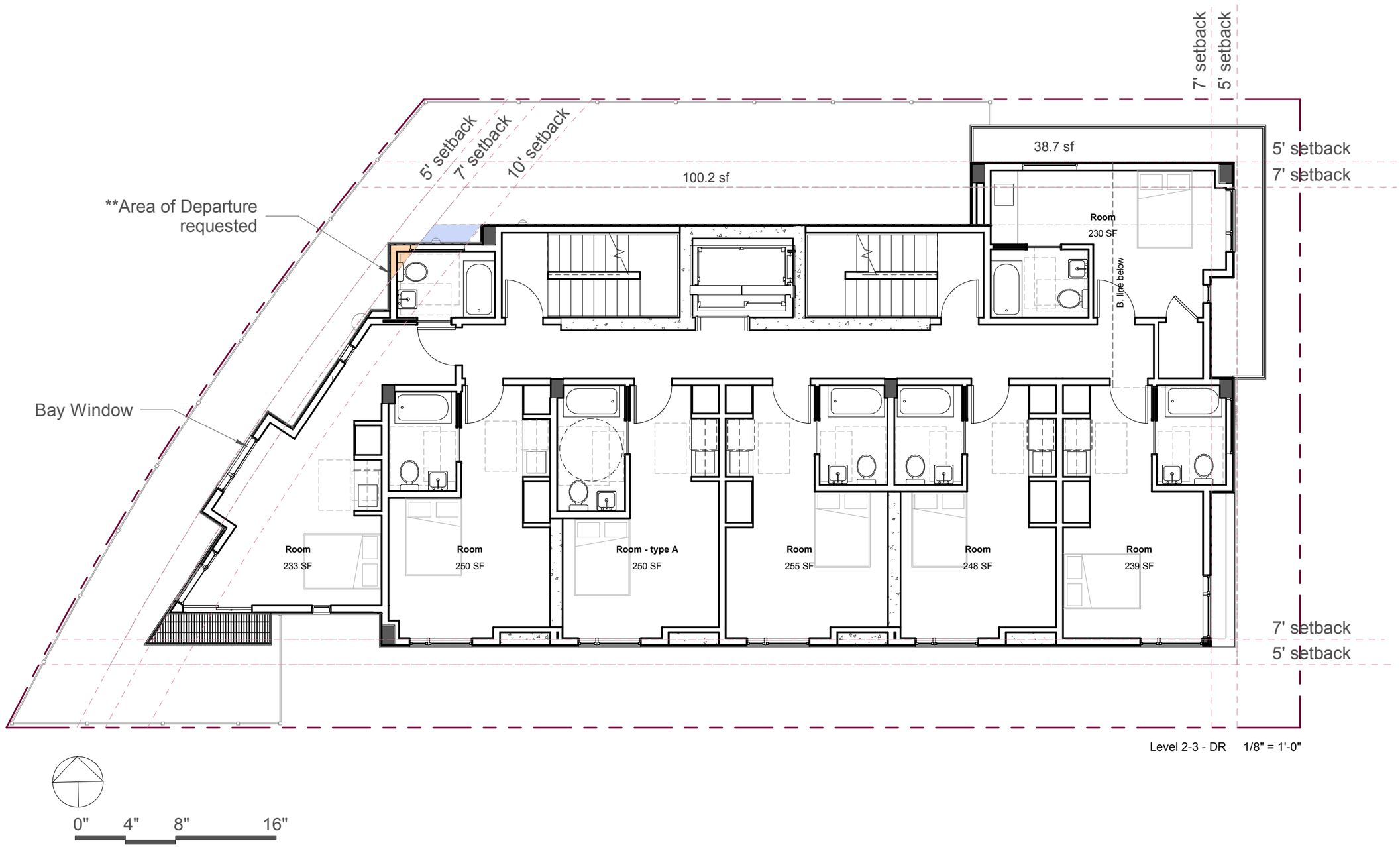
North Elevation



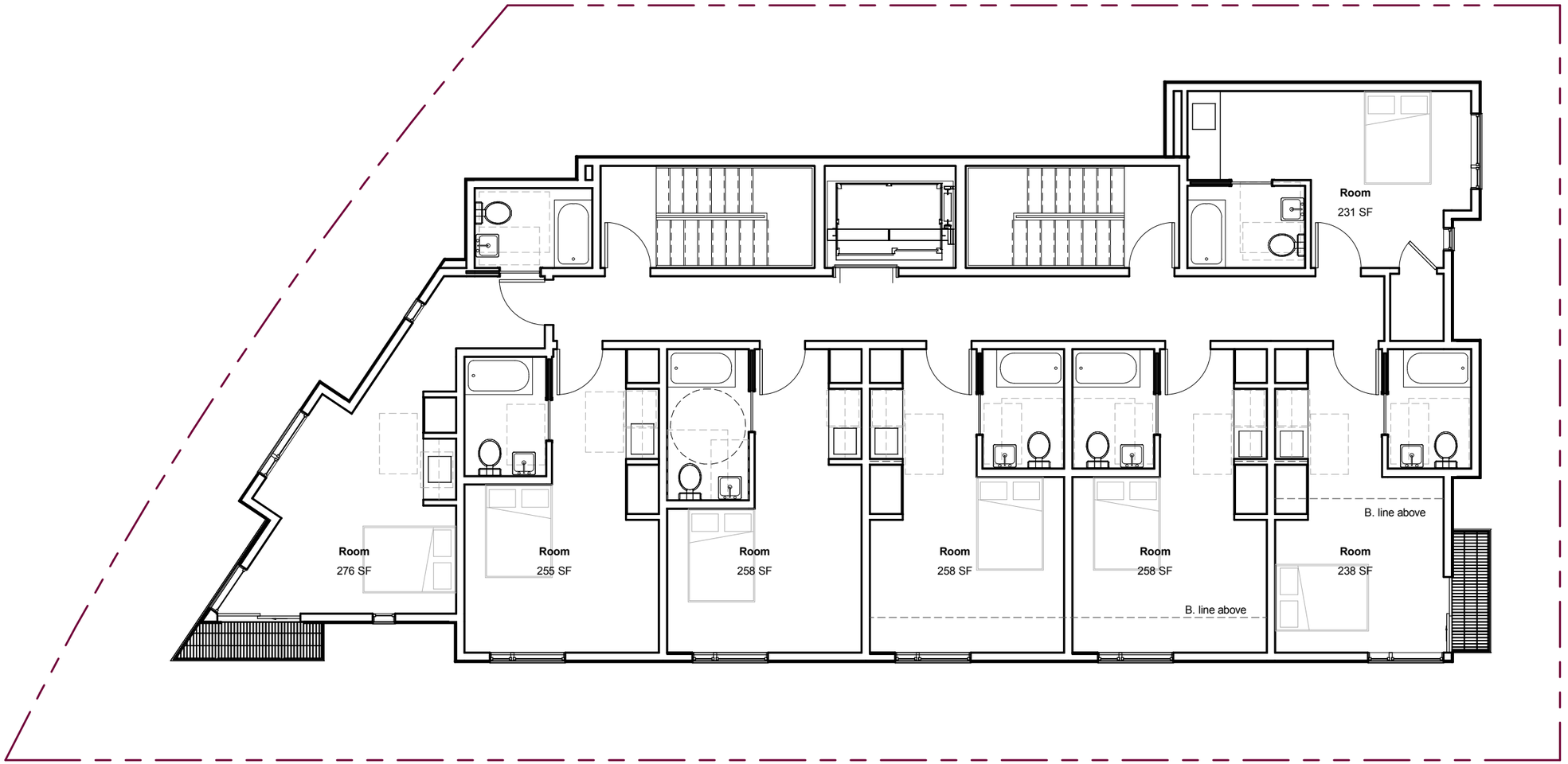
Level B1 1/8" = 1'-0"



Level 1 - DR 1/8" = 1'-0"

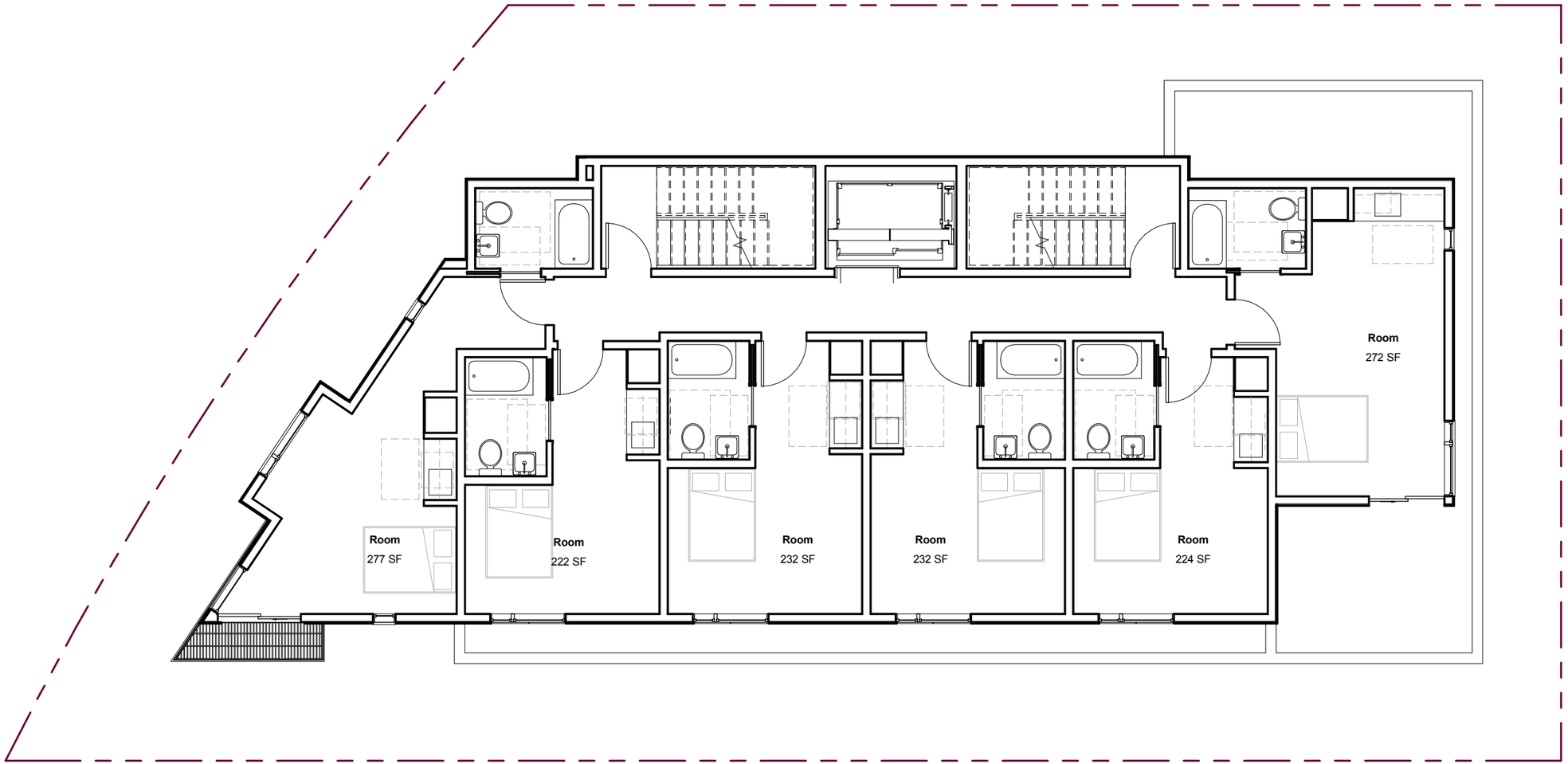


Level 2-3 - DR 1/8" = 1'-0"

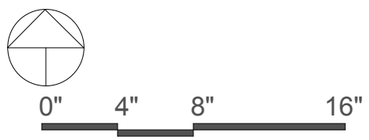


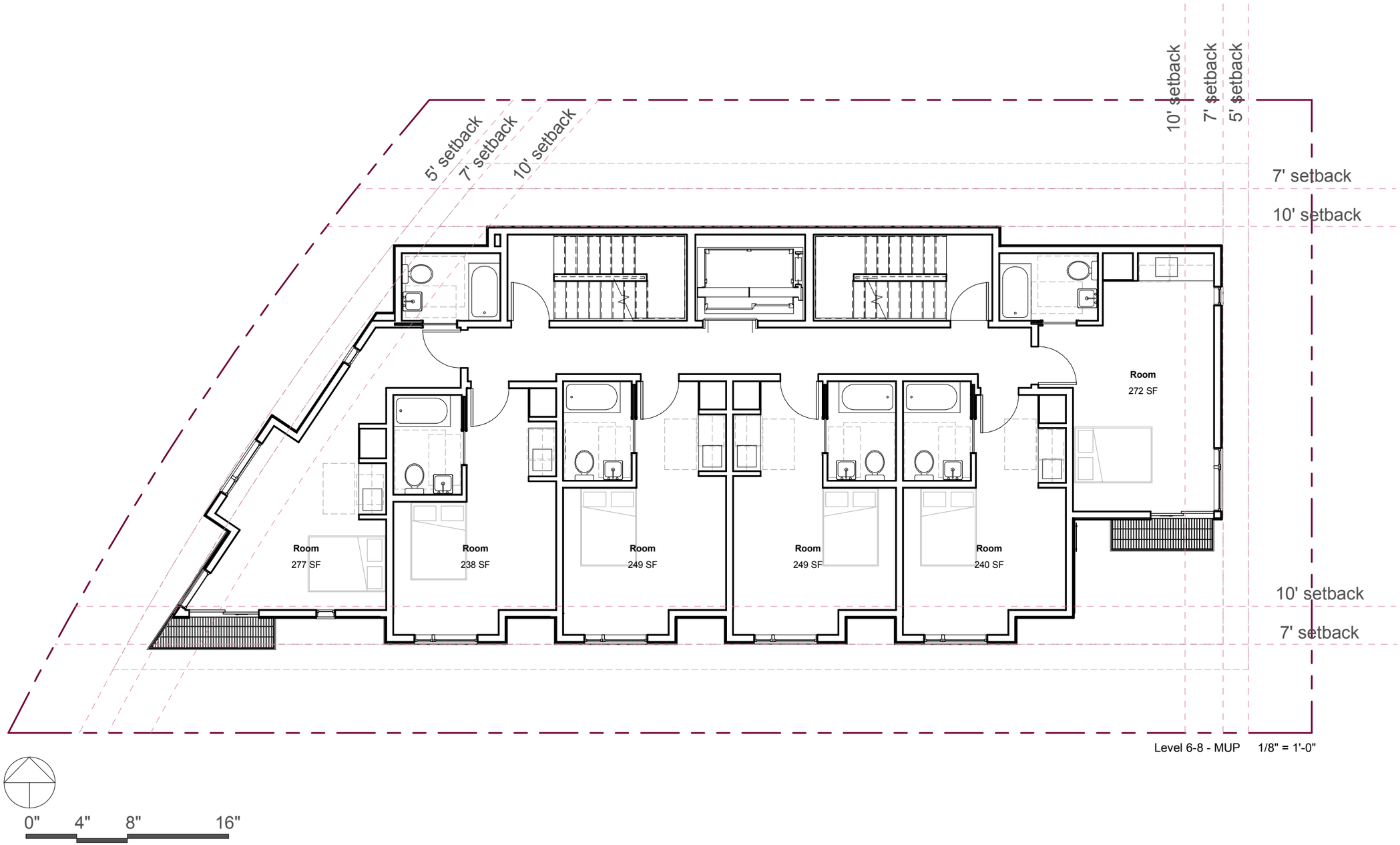
Level 4 - MUP 1/8" = 1'-0"

0" 4" 8" 16"

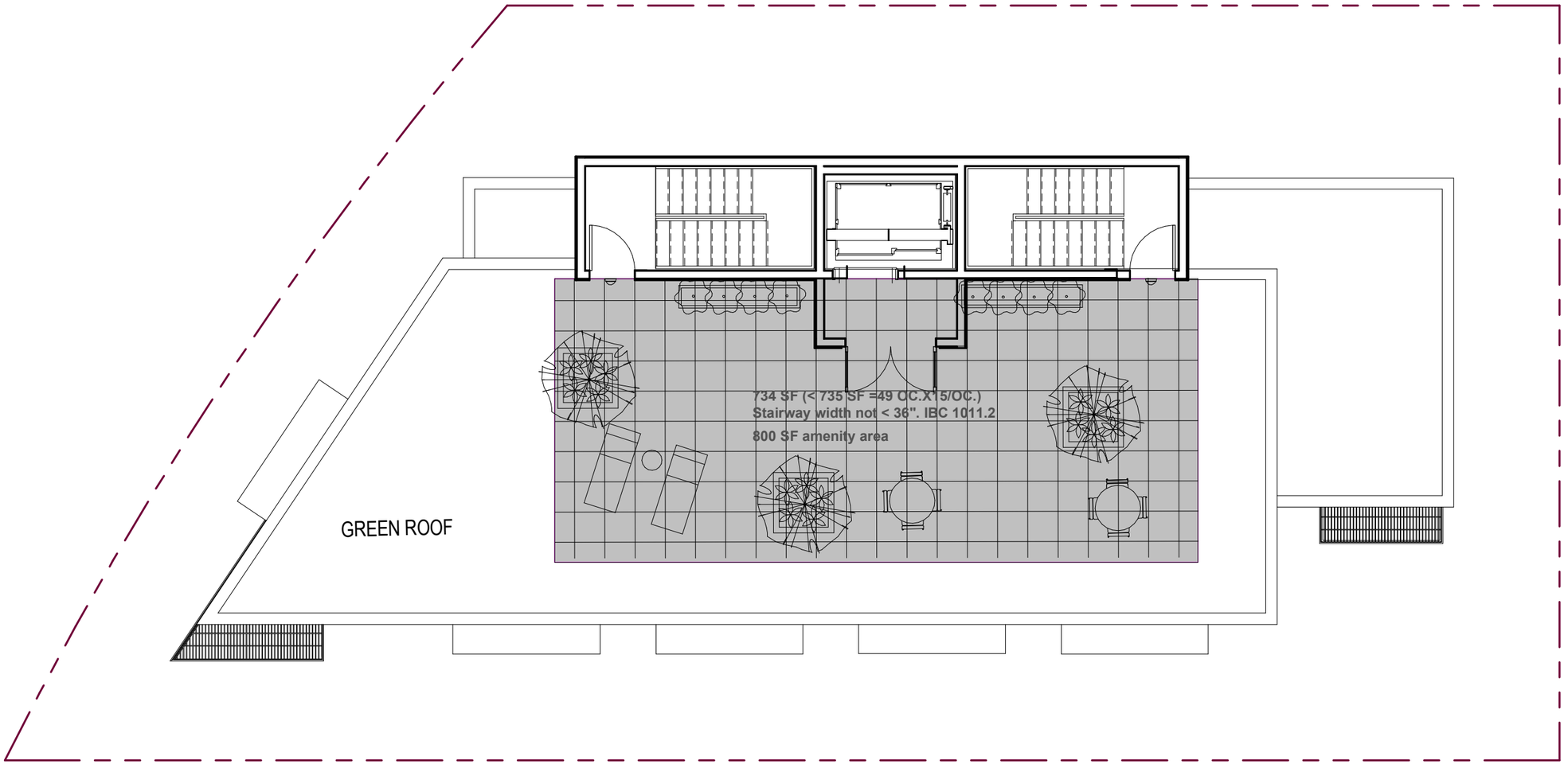


Level 5 - MUP 1/8" = 1'-0"





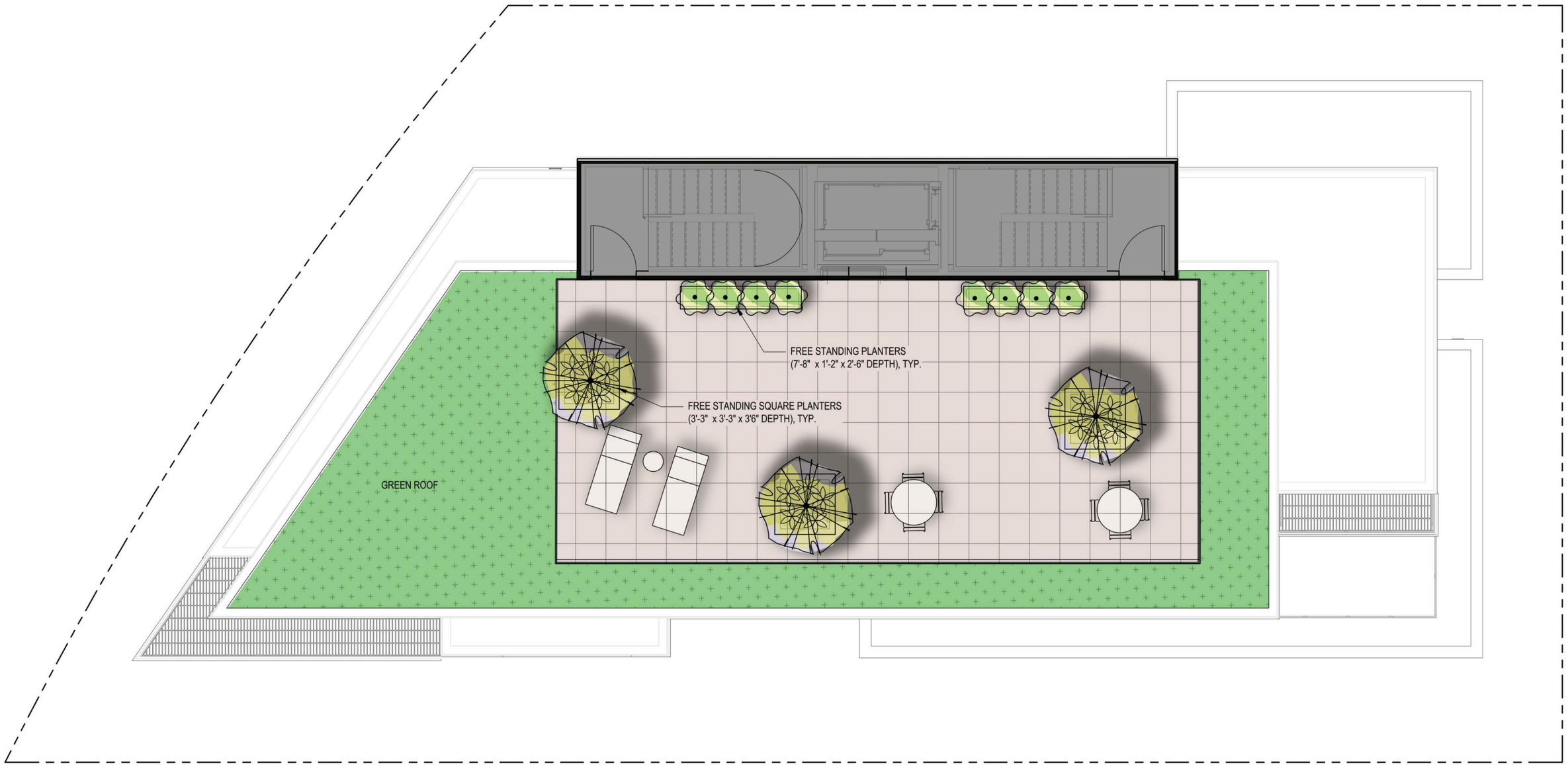
Level 6-8 - MUP 1/8" = 1'-0"

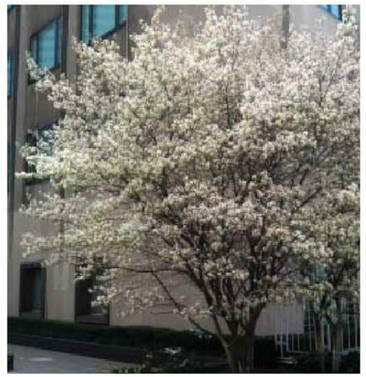


Roof - MUP 1/8" = 1'-0"

0" 4" 8" 16"

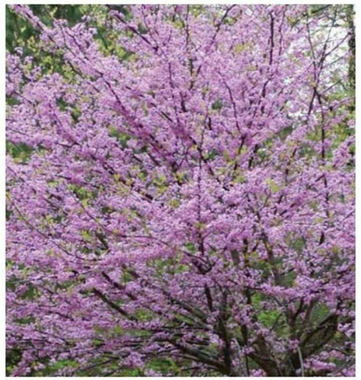

S88°42'29"E 88.42'
DOG RUN AREA
3'-0"
R=248.33' L=56.17'
38.5°
BIORETENTION CELL
RAMP
RAMP
S88°42'29"E 113.74'
N01°17'29"E 50.00'
0 10 20 40
SCALE: 1" = 20'


FREE STANDING PLANTERS
(7'-8" x 1'-2" x 2'-6" DEPTH), TYP.
FREE STANDING SQUARE PLANTERS
(3'-3" x 3'-3" x 3'6" DEPTH), TYP.
GREEN ROOF



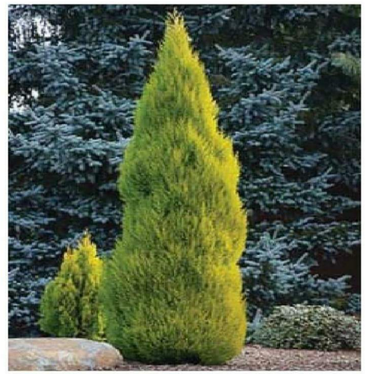
SERVICEBERRY

CORAL BARK MAPLE

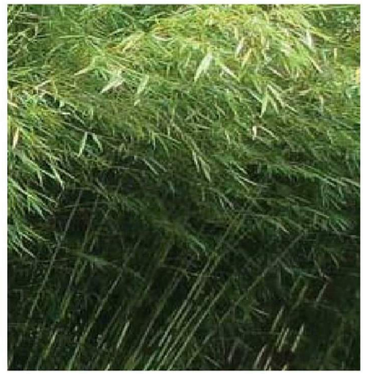


REDBUD

HINOKI



HOLLYWOOD JUNIPER

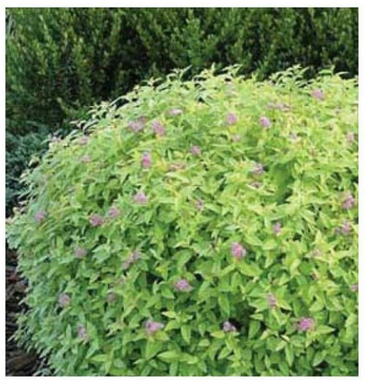


CAMPBELL'S FORM BAMBOO

WEIGELA

DAVID'S VIBURNUM

SWORD FERN



SPIRAEA

OAKLEAF HYDRANGEA

ORANGE SEDGE

AZALEA

DEUTZIA NIKKO

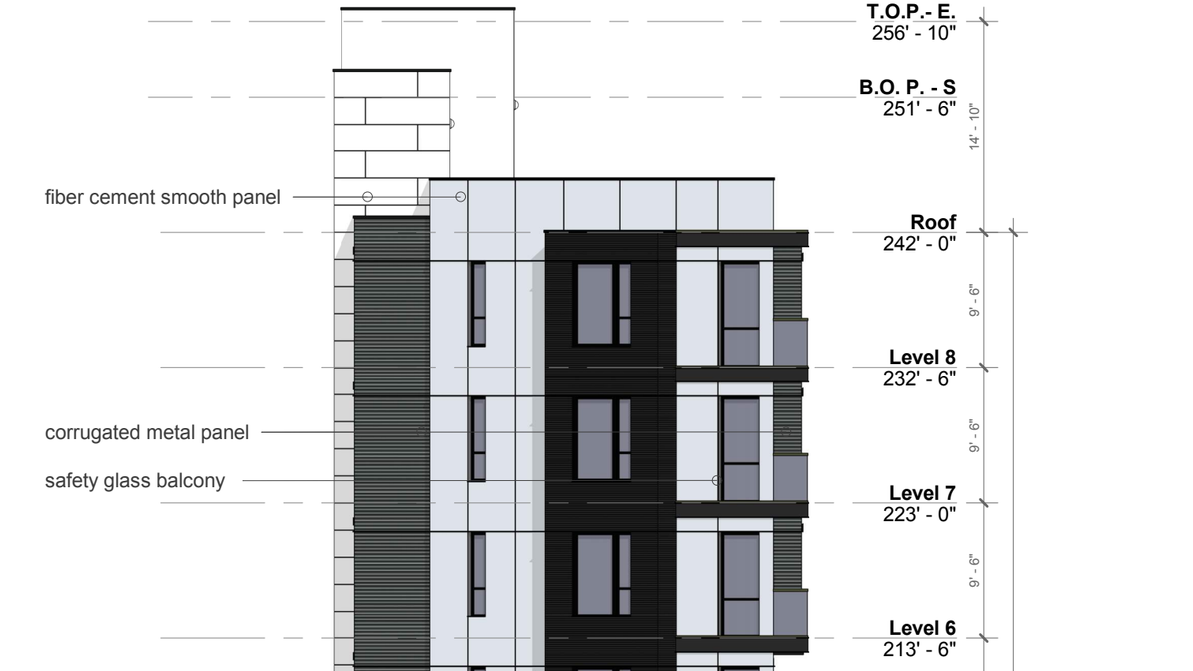
GOLD SEDGE

KELSEY'S DWARF RED-OSIER DOGWOOD

PIGGY BACK PLANT

BLUE OATGRASS

East Elevation 3/32" = 1'-0"



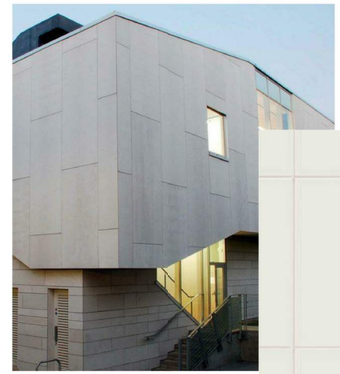
West Elevation 3/32" = 1'-0"

South Elevation 3/32" = 1'-0"

North- MUP 3/32" = 1'-0"

Fenestration Comparison to Adj. Building

East - MUP -Mat/color 3/32" = 1'-0"

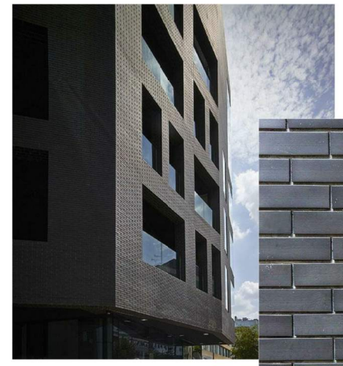


soft, comfortable

fiber cement panel

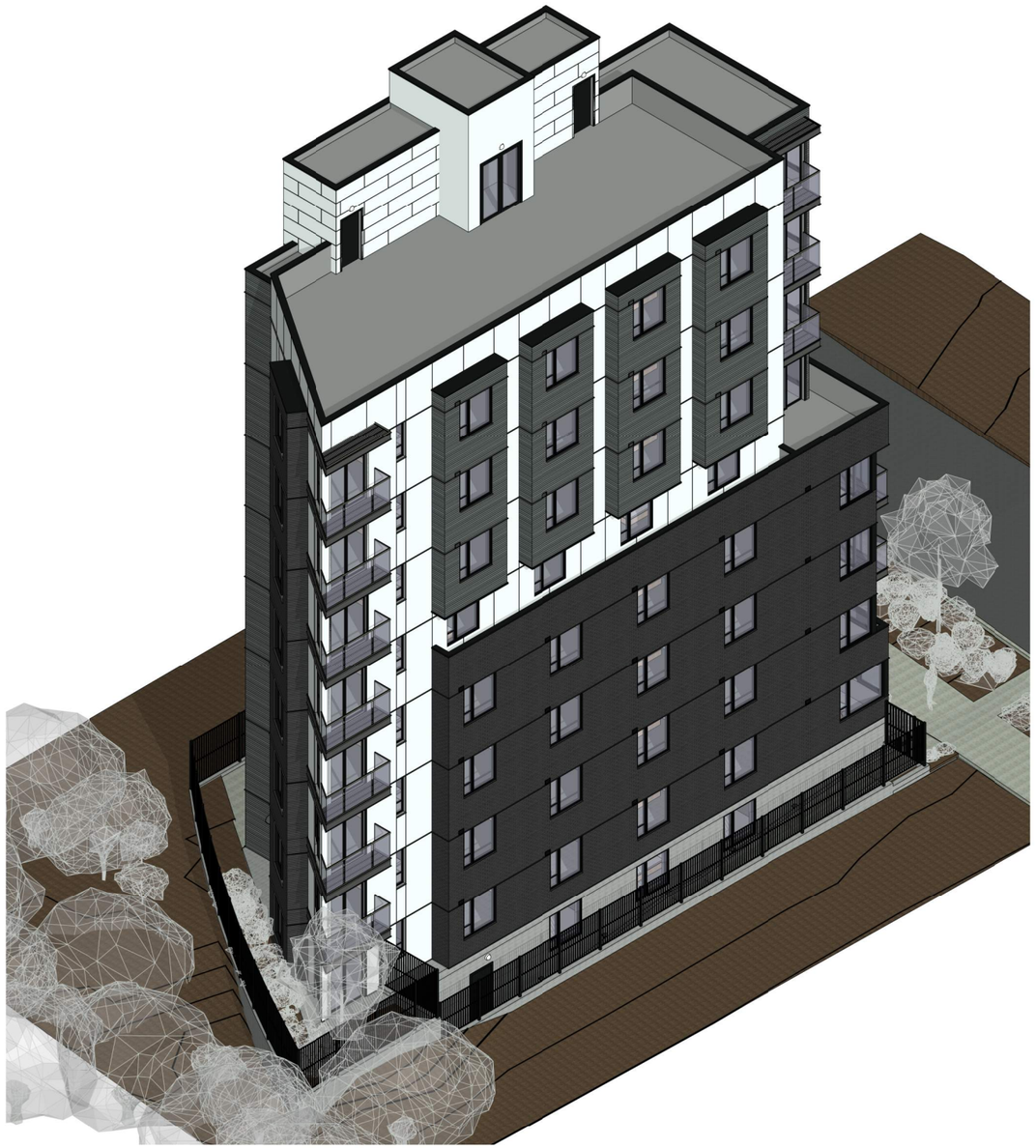
durable, gentle glittering

corrugated metal



textural, natural, traditional

dark thin brick



Northeast View

Northwest View

Southwest View

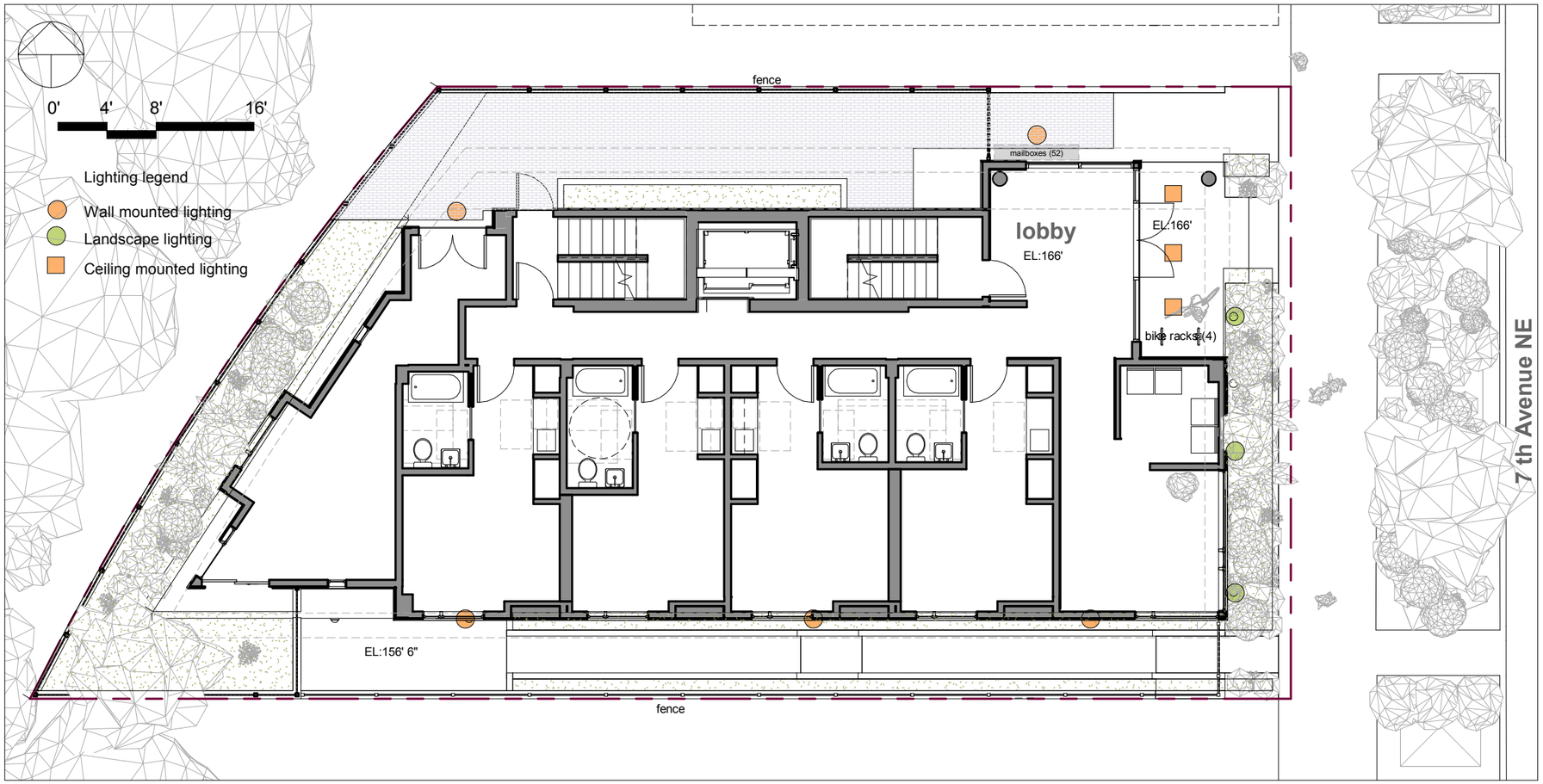
Southeast View

Northeast main entry view

Main Entry

Southwest View

Southwest Dawn View



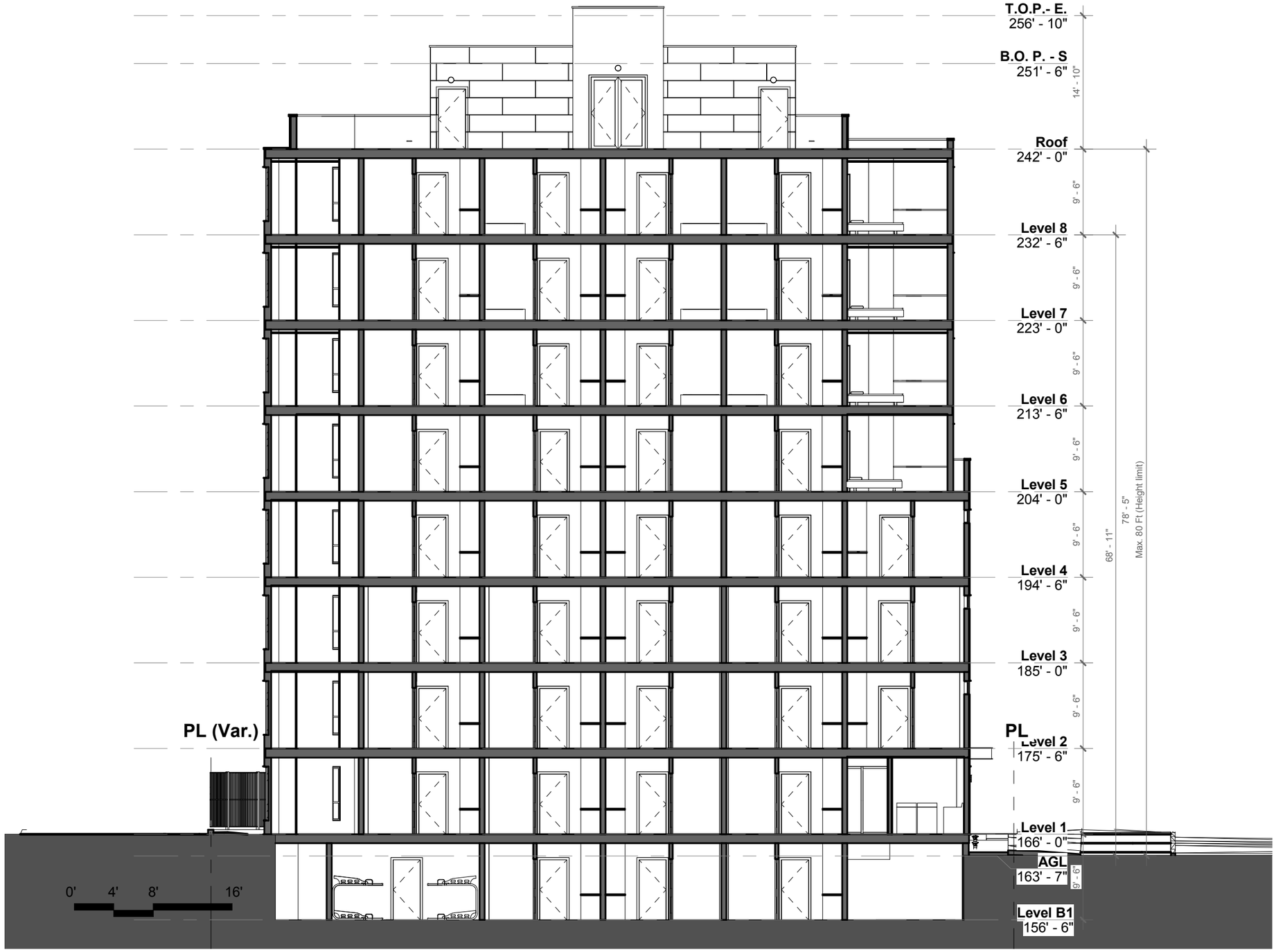
Site - MUP - Ex-lighting 3/32" = 1'-0"

Ceiling mounted light

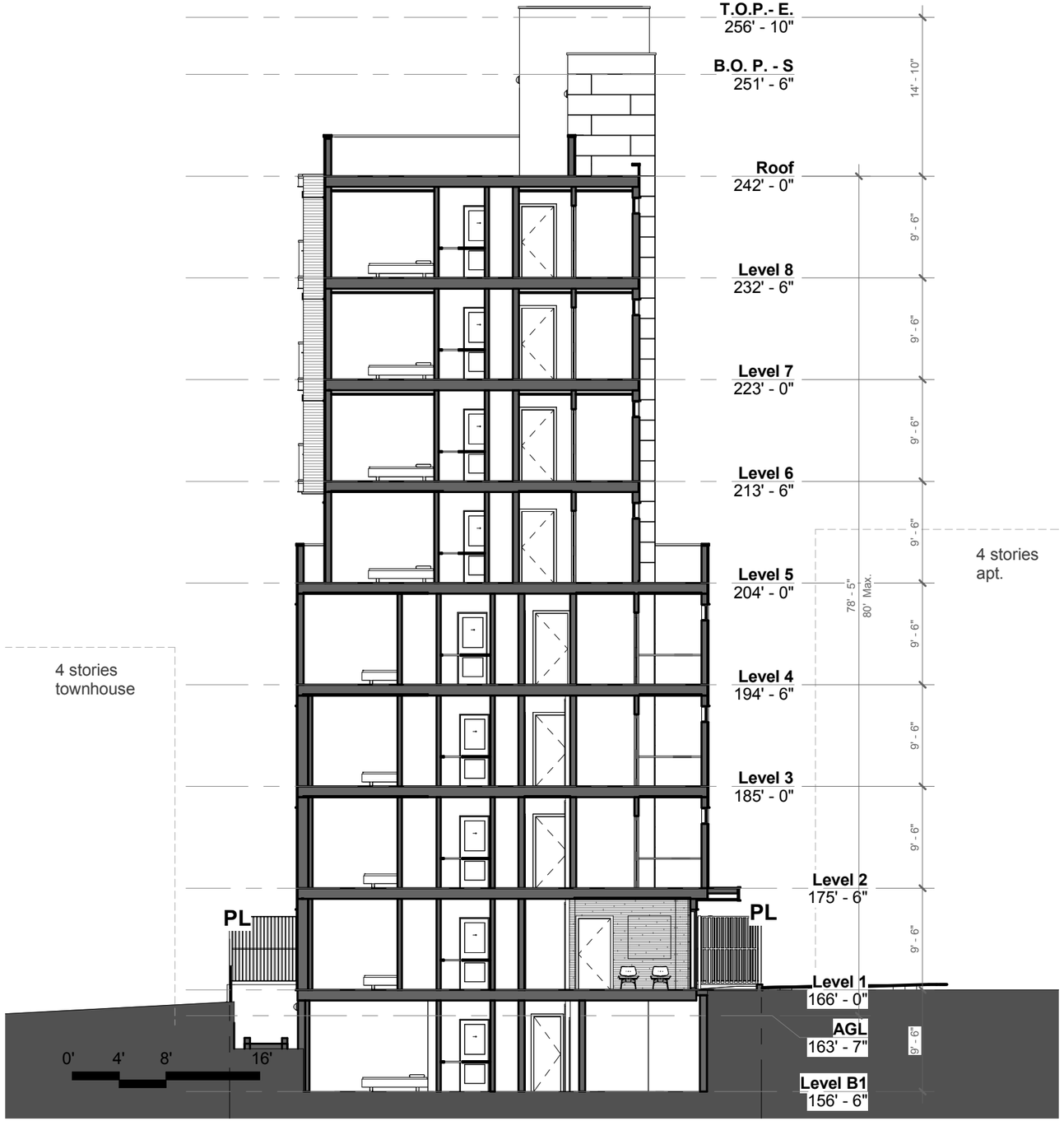
Wall mounted / Landscape light

East - MUP - Ex- lighting 1/8" = 1'-0"

East - MUP -Signage 1/4" = 1'-0"



Section - EW 1 : 140



Section - SN 1 : 140

EDG guide from the SDCI (dated Aug. 20, 2018)

1. Rear setback reduction (23.45.518, Table B): The Code requires an average of 7 ft setback with a 5 ft minimum above 42 ft and a 10 ft average setback with 7 ft minimum below. The applicant proposes that the setback be reduced to 5 ft below 42 ft and 5 ft above with a 7 ft average.

Staff supports the requested departure. Moving mass away from the front of the building supports a human scale street frontage along 7th Ave. Pushing the mass to the rear of the site has little negative impact since its backs on to a busy freeway. The proposal makes use of this allowance to create a strong, prow-like visual presence that is scaled to the passing freeway and meets guidelines pertaining to architectural character and design concept. (CS 2 and DC 2)

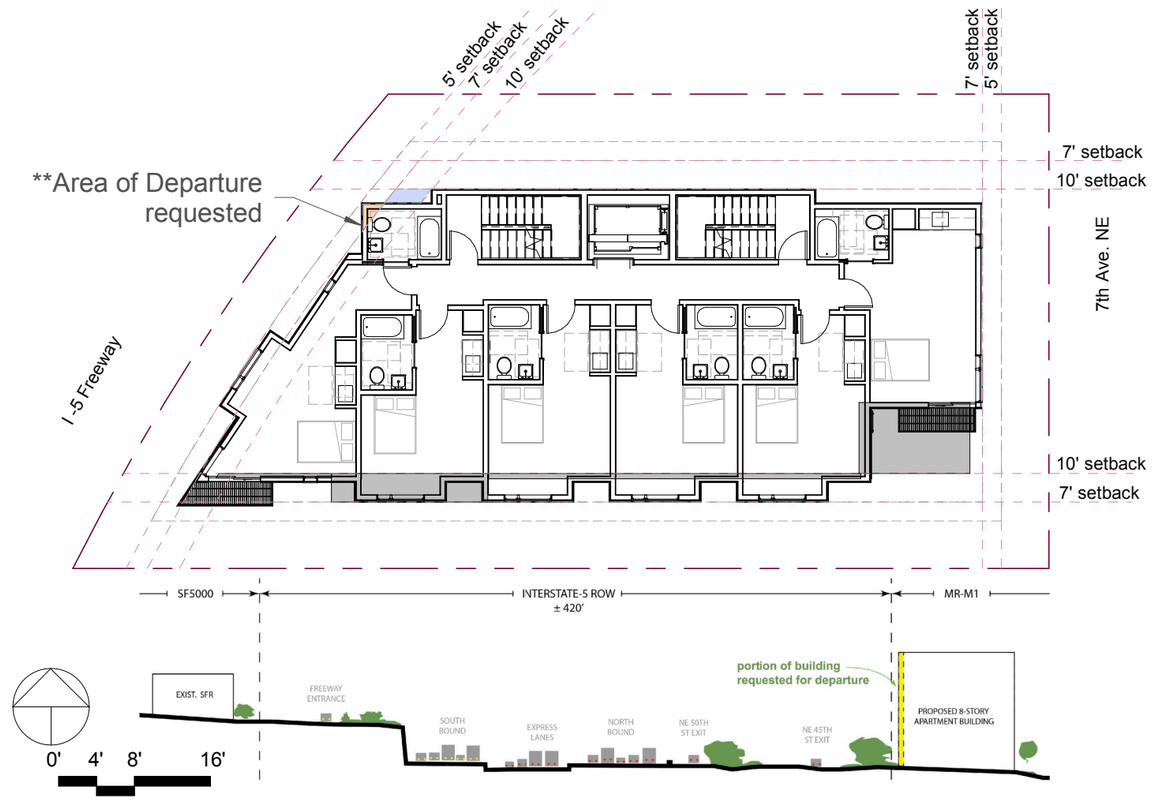
South - MUP- Dep. 1/16" = 1'-0"

We are asking for a departure to reduce the western side setback above and below 42 feet. And for the set back below 42 feet to be reduced from 7 foot average / 5 foot minimum to 5 feet. At 42 feet and above asking to reduce from 10 foot average / 7 foot minimum to 7 foot average / 5 foot minimum. This departure allows the upper four stories of the building to essentially shift to the west without the loss of floor area, increasing the setback along 7th Ave NE above 42 feet. The larger setback on 7th helps to reduce the bulk of the building by stepping back from the street creating a four story podium which better responds to the scale of the adjacent buildings. In general we feel that a stepped setback can be more effective at responding to the neighborhood context along the street than at the i5 corridor which has no pedestrian experience.

Land Use Code Citation

B. MR zones. Minimum setbacks for the MR zone are shown in Table B for 23.45.518

- Front and side setback from street lot lines : 7 foot average setback; 5 foot minimum setback
- Rear setback : 15 feet from a rear lot line that does not abut an alley;
  or 10 feet from a rear lot line abutting an alley.



Level 6-8 - MUP- Dep. 1/16" = 1'-0"